

**AGENDA MEMO**

**CITY COUNCIL MEETING DATE: OCTOBER 4, 2006**

**DEPARTMENT: PLANNING AND DEVELOPMENT**

**ITEM DESCRIPTION: SUP-15404 - APPLICANT: QC FINANCIAL SERVICES -  
OWNER: JOOJ INVESTMENT LLC**

---

**\*\* CONDITIONS \*\***

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

**Planning and Development**

1. Conformance to Requirements 1 through 6 under LVMC Title 19.04.050 for Financial Institution, Specified use.
2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. Approval of this Special Use Permit does not constitute approval of a business license.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**\*\* STAFF REPORT \*\***

**APPLICATION REQUEST**

Request for a Special Use Permit for a proposed Financial Institution, Specified and a waiver of the 1,000-foot distance separation requirement from another approved Special Use Permit for Financial Institutions, Specified at 6433 W. Charleston Blvd.

**EXECUTIVE SUMMARY**

The applicant notes that the type of service to be provided at the subject site is unique and in high demand in the area. There currently is an approved Special Use Permit (SUP-9493) for a Financial Institution, Specified located approximately 640 feet to the east at 6310 West Charleston Blvd. Staff supports the waiver as the existing Special Use Permit (SUP-9493) has not been activated nor has the applicant shown any interest in doing so as they are operating a check-cashing-only service that does not warrant a Special Use Permit.

**BACKGROUND INFORMATION**

***A) Related Actions***

- |          |   |
|----------|---|
| 11/01/95 | The City Council approved an application for Rezoning to the site to C-1 (Limited Commercial). The Planning Commission and staff recommended approval of the application on 10/12/95 (Z-0068-95). |
| 03/16/05 | The City Council granted the Appeal from the Denial on the application for a Special Use Permit for an Off-Premise Advertising (Billboard) Sign at 6431 West Charleston (SUP-4693).               |
| 01/18/06 | The City Council approved an application for a Special Use Permit for a Financial Institution, Specified at 6310 West Charleston (SUP-9493).  |
| 09/07/06 | The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #54/mh).  |

***B) Pre-Application Meeting***

- |          |  |
|----------|--|
| 06/05/06 | The applicant was informed that per Titles 19 and 6 of the LV Municipal Code a Special Use Permit is required for any Financial Institution, Specified. The conditions required for such use were addressed as well. |
|----------|--|

***C) Neighborhood Meetings***

A neighborhood meeting is not required as part of this application request, nor was one held.

**DETAILS OF APPLICATION REQUEST**

***A) Site Area***

Gross Acres: 0.79 acres

***B) Existing Land Use***

Subject Property: Service commercial  
North: Non-profit organization (Assistance League of Las Vegas)  
South: Group quarters (nursing home)  
East: Retail (Walgreen's drug store)  
West: Service commercial (carwash)

***C) Planned Land Use***

Subject Property: SC (Service Commercial)  
North: SC (Service Commercial)  
South: SC (Service Commercial)  
East: SC (Service Commercial)  
West: SC (Service Commercial)

***D) Existing Zoning***

Subject Property: C-1 (Limited Commercial)  
North: C-1 (Limited Commercial)  
South: C-1 (Limited Commercial)  
East: C-1 (Limited Commercial)  
West: C-1 (Limited Commercial)

***E) General Plan Compliance***

The subject site is designated as SC (Service Commercial) on the Southwest Sector Plan map of the General Plan. The SC (Service Commercial) designation allows low to medium intensity retail, office or other commercial uses that serve primarily local area patrons and that do not include more intense general commercial characteristics. The current C-1 (Limited Commercial) zoning district that applies to the subject site is in conformance with the current SC (Service Commercial) General Plan designation. A Financial Institution, Specified use is allowed upon approval of a Special Use Permit in the C-1 (Limited Commercial) zoning district.

<b><i>SPECIAL DISTRICTS/ZONES</i></b>	<b>Yes</b>	<b>No</b>
<b>Special Area Plan</b>		<b>X</b>
<b>Special Overlay District</b>		<b>X</b>
<b>Trails</b>		<b>X</b>
<b>Rural Preservation Overlay District</b>		<b>X</b>
<b>County/North Las Vegas/HOA Notification</b>		<b>X</b>
<b>Development Impact Notification Assessment</b>		<b>X</b>
<b>Project of Regional Significance</b>		<b>X</b>

## ANALYSIS

### A) *Zoning Code Compliance*

#### A1) Parking and Traffic Standards

Pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

<b>Uses</b>	<b>GFA</b>	<b>Ratio</b>	<b>Required</b>		<b>Provided</b>	
			<b>Parking</b>		<b>Parking</b>	
			<b>Regular</b>	<b>Handicap</b>	<b>Regular</b>	<b>Handicap</b>
Financial Institution, Specified	2160 SF.	1/200 GFA	11	1	26	2

The proposal exceeds Title 19.10 parking requirements.

#### A2) Minimum Distance Separation Requirements

Pursuant to Title 19.04, the following Standards apply to the subject proposal:

<b>Standards</b>	<b>Code Requirement</b>	<b>Provided</b>
Financial Institution, Specified	200 feet from any parcel used or zoned for residential use; 1000 feet from any other specified financial institution use, auto title loan use or auto pawn use.	300 feet to nearest residential (R3); 640 feet from an approved SUP for similar use

***B) General Analysis and Discussion***

- Zoning

The C-1 (Limited Commercial) zoning district is intended to provide most retail shopping and personal services, and may be appropriate for mixed-use developments. This district should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. The C-1 (Limited Commercial) District is consistent with the Service Commercial, and the Neighborhood Center categories of the General Plan.

- Use

The request is for a Special Use Permit for a proposed Financial Institution, Specified (check cashing) and a waiver of the 1000-foot separation requirement from an existing Special Use Permit at the recently approved Charleston Festival Shopping Center. The suite fronts and receives access from Charleston Boulevard, a Primary (100-foot) Arterial on the Master Plan of Streets and Highways. Staff supports the waiver as the existing Special Use Permit (SUP-9493) has not been activated nor has the applicant shown any interest in doing so as they are operating a check-cashing-only service that does not warrant a Special Use Permit.

- Conditions

(\*1) The use shall comply with all applicable requirements of LVMC Title 6.

(\*2) The building design and color scheme shall be subject to review by the Department to ensure that it will be harmonious and compatible with the surrounding area.

(3) No temporary signs (as described in LVMC 19.14.090) such as balloons, inflated devices, searchlights, pennants, portable billboards, portable signs, streamers, trucks parked for signage purposes, or other similar devices are permitted, except that banners announcing a “grand opening” or that a business is “coming soon” may be approved administratively for a period not to exceed thirty days.

(4) Window signs shall not:

- (a) Cover more than twenty percent of the area of all exterior windows;
- (b) Include flashing lights or neon lighting; or
- (c) Include any text other than text that indicates the hours of operation and whether the business is open or closed.

(5) The hours of operation shall not extend beyond the hours of eight a.m. to eleven p.m.

- (6) The building or portion thereof that is dedicated to the use shall have a minimum size of one thousand five hundred square feet, and shall be designed to have sufficient interior space to provide for adequate customer waiting areas, customer queuing, and transaction space (such as “teller” windows or desks).
- (7) No specified financial institution use may be located closer than two hundred feet from any parcel used or zoned for residential use. In addition, no specified financial institution use may be located closer than one thousand feet from any other specified financial institution use, auto title loan use or auto pawn use. For purposes of this Paragraph (7), distances shall be measured in a straight line from property line to property line, without regard to intervening obstacles. The term “property line” refers to property lines of fee interest parcels and not leasehold parcels.

## FINDINGS

In order to approve a Special Use Permit application, per Title 19.04.050 the Planning Commission and City Council must affirm the following:

1. **“The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.”**

This proposed use would be located in the SC (Service Commercial) General Plan designation and in the C-1 (Limited Commercial) zoning district. This area is characteristic of commercial development, which would be compatible with this proposed land use.

2. **“The subject site is physically suitable for the type and intensity of land use proposed.”**

The proposed use will be conducted within a 2,160 square-foot suite -exceeding the 1500 sq. ft. minimum- making the subject site physically suitable for the type and intensity of the land use proposed. Due to the limited parking, there would be an advantage to this type of activity as it has a less-intense parking requirement than general retail.

3. **“Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.”**

The site will receive access from Charleston Boulevard, a Primary (100-foot) Arterial on the Master Plan of Streets and Highways, and is adequate in size to meet the requirements of the proposed Financial Institution, Specified use.

4. **“Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.”**

The project will be subject to permit review and inspections, and therefore appropriate measures will be taken to protect public health, safety and general welfare.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**

5

**ASSEMBLY DISTRICT** 3

**SENATE DISTRICT** 3

**NOTICES MAILED** 84 by City Clerk

**APPROVALS** 0

**PROTESTS** 0